

**TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE**



**FISCAL NOTE**

**HB 2989 - SB 3114**

February 8, 2012

**SUMMARY OF BILL:** Expands the application of nonconforming uses, to include the use of contiguous land under common ownership by affected businesses and any other party or parties, at the time of change in municipal zoning regulations.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- Under current law, a nonconforming use does not include the expansion of an existing industry or business through the acquisition of additional land.
- This bill permits such expansion as applied to contiguous land under common ownership by affected businesses or land used for the extraction of diminishing assets.
- This will not have a fiscal impact to state or local government.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Lucian D. Geise".

Lucian D. Geise, Executive Director

/jdb